

LOCATION

Address: [2712 FOREST PARK BLVD](#)

City: FORT WORTH

Georeference: 14810-7-4

Subdivision: FRISCO HEIGHTS ADDITION

Neighborhood Code: M4T03A

Latitude: 32.7122097022

Longitude: -97.3524013689

TAD Map: 2042-380

MAPSCO: TAR-076T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 7 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: B

Year Built: 2023

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01022318

Site Name: FRISCO HEIGHTS ADDITION-7-4

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 5,008

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

CWD ARMOR LLC

Primary Owner Address:

600 SUPERIOR AVE E
CLEVELAND, OH 44144

Deed Date: 4/28/2022

Deed Volume:

Deed Page:

Instrument: [D222110184](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLLS DIANA E;NICHOLLS JAMES W III	8/7/2015	D215177853		
LEWARS LYNETTE	5/9/2014	D214095924	0000000	0000000
DANYLAK MARY CATHERINE	11/8/1995	00121680000604	0012168	0000604
HOLDER JEAN	9/5/1991	00106430002007	0010643	0002007
WATT RICHARD ESTATE	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$1,454,242	\$125,000	\$1,579,242	\$1,579,242
2023	\$0	\$168,750	\$168,750	\$168,750
2022	\$150,000	\$110,000	\$260,000	\$260,000
2021	\$150,000	\$110,000	\$260,000	\$260,000
2020	\$137,075	\$110,000	\$247,075	\$247,075

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.